

**FOR SALE BY PRIVATE TREATY  
(As a Whole or in 3 Lots)**



**NEWSTEAD, WHITES LANE,  
WESTON, CREWE CW2 5NN**

- **Detached 2 Bedroom Bungalow in 0.32 Acres of Garden**
- **Popular Rural Location adjacent to distinctive Farmhouse and Barn Conversion Scheme**
- **Close proximity to the facilities and connections available at Crewe**
- **10.32 Acres (4.179 Hectares) of Pastureland in 2 Lots**
- **Bungalow built under an Agricultural Occupancy Condition**

**OFFERS INVITED – Price Guide**

- **Bungalow and Garden - £325,000 to £350,000**
- **Land - £10,000 to £12,000 per Acre**

## General Note

The bungalow and its adjoining garden of 0.32 acres comes to the market on instructions from the Executors, following a recent family bereavement.

Built in 1989, it offers well planned accommodation, to include a Dining Kitchen, a pleasant Lounge and a Conservatory, which, whilst well maintained, would now benefit from a general upgrade. In this regard there is tremendous scope to create a lovely home in a popular and convenient rural locality.

The land that adjoins is offered in 2 lots, each with individual road frontages. They are well fenced, level fields, of permanent pasture and will suit either equestrian or agricultural needs.

Inspection is strongly recommended.

## Directions

From Main Road Weston, take the turning by nursery school into Whites Lane. Newstead will be found on the righthand side, immediately beyond the house and barn conversions, which are Heath Farm.

## Description

### Lot 1 – Newstead and 0.32 Acres (0.129 Hectares)

The detached bungalow is brick built beneath a pitched concrete tiled roof and provides the following accommodation.



**Entrance Door to Hall with Double Wardrobe Cupboard** leading off.

**Lounge:-** 12' 10" x 16' 10" (3.91m x 5.12m). An attractive room that contains a brick fireplace with inset cast iron wood burning stove upon a quarry tiled hearth. There are a pair of wall lights and a sliding door which gives access to the

**Conservatory:-** 9' 4" x 9' 7" (2.97m x 2.91m)

**Dining Kitchen:-** 12' 10" x 15' 5" (3.91m x 4.70m). Appointed with bespoke units to include a multitude of base and wall cupboard units, a stainless steel sink and plumbing for an automatic washing machine.

**Bedroom No. 1:-** 12' 10" x 15' 5" (both maximum) (3.91m x 4.70m) with an **Airing Cupboard** with a hot water cylinder.

**Bedroom No. 2:-** 9' 10" x 10' 10" (2.99m x 3.91m)

**Bathroom:-** 9' 2" x 8' 9" (2.79m x 2.66m), which contains a panel bath, pedestal wash hand basin, shower cubicle and close coupled WC.

The **Side Entrance Vestibule** leads to the attached **Garage:-** 17' 7" x 9' 10" (5.35m x 2.99m) approached externally via a metal up and over door. The wall mounted space saving **Gas Boiler** provides domestic hot water and central heating.

Outside the bungalow has a blocked, paved driveway with ample parking for several vehicles and a turning head.

**The Garden** is lawned for ease of maintenance and the whole area is enclosed by a mature hawthorn hedge.

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## **The Land is in 2 Lots**

**Lot 2 – A single enclosure of 6.72 Acres (2.724 Hectares) of flat Pastureland** bordered by live hedgerow and post and rail fencing.

There is one point of access off Whites Lane and a second access available from the track that leads down from Mill Lane. Mains water is available in the road frontage.

**Lot 3 – 3.59 Acres (1.455 Hectares) of Pastureland in 2 enclosures** with two access points available from Whites Lane, or via a right of way along the track at the north end of Lot 2 (cross hatched black on the attached plan).

Here again, mains water is available from the Whites Lane frontage. A public footpath runs along the eastern boundary but it appears little used.

## **Town and Country Planning**

Planning permission for the construction of the bungalow was granted by Crewe & Nantwich Borough Council on 19<sup>th</sup> March 1987.

The permission granted was for the construction of a farm worker's bungalow and was subject to the following condition:-

*“The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined by Section 290 (1) of the Town and Country Planning Act 1971 or in forestry (including such dependent of such persons).”*

## **Overage Provision**

The sale of the land, Lots 2 and 3, will be subject to an overage provision of 25% over 25 years in respect of any increase in value for development other than agriculture or equestrian use.

## **Services**

It is understood the bungalow is connected to the mains water, electricity and gas services. Drainage is to a private septic tank located in an adjoining field, which is in third party ownership.

## **Local Authority**

The Local Authority is Cheshire East. The Council Tax is Band D.

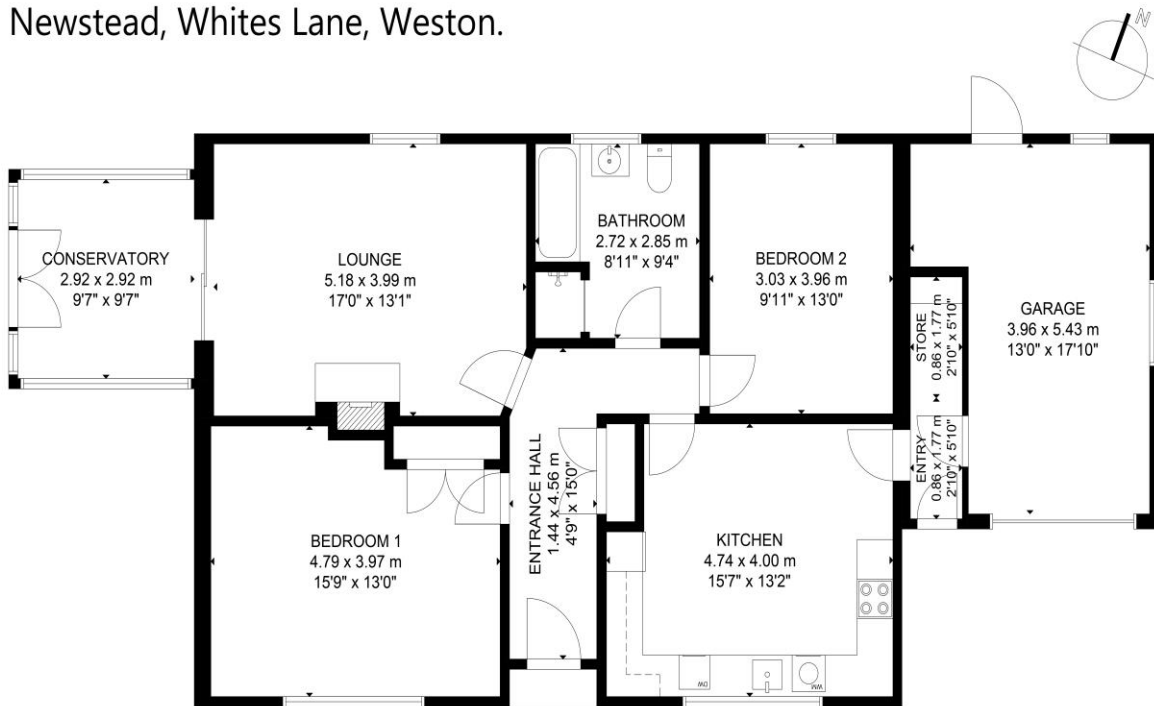
## **Viewing**

The property is to be viewed strictly by appointment through the Agents' Stone Offices. Please telephone 01785 850866.



## FLOORPLAN

Newstead, Whites Lane, Weston.



GROUND FLOOR

GROSS INTERNAL AREA  
 TOTAL: 104 m<sup>2</sup>/1,120 sq ft  
 GROUND FLOOR: 104 m<sup>2</sup>/1,120 sq ft  
 EXCLUDED AREA: GARAGE: 18 m<sup>2</sup>/194 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



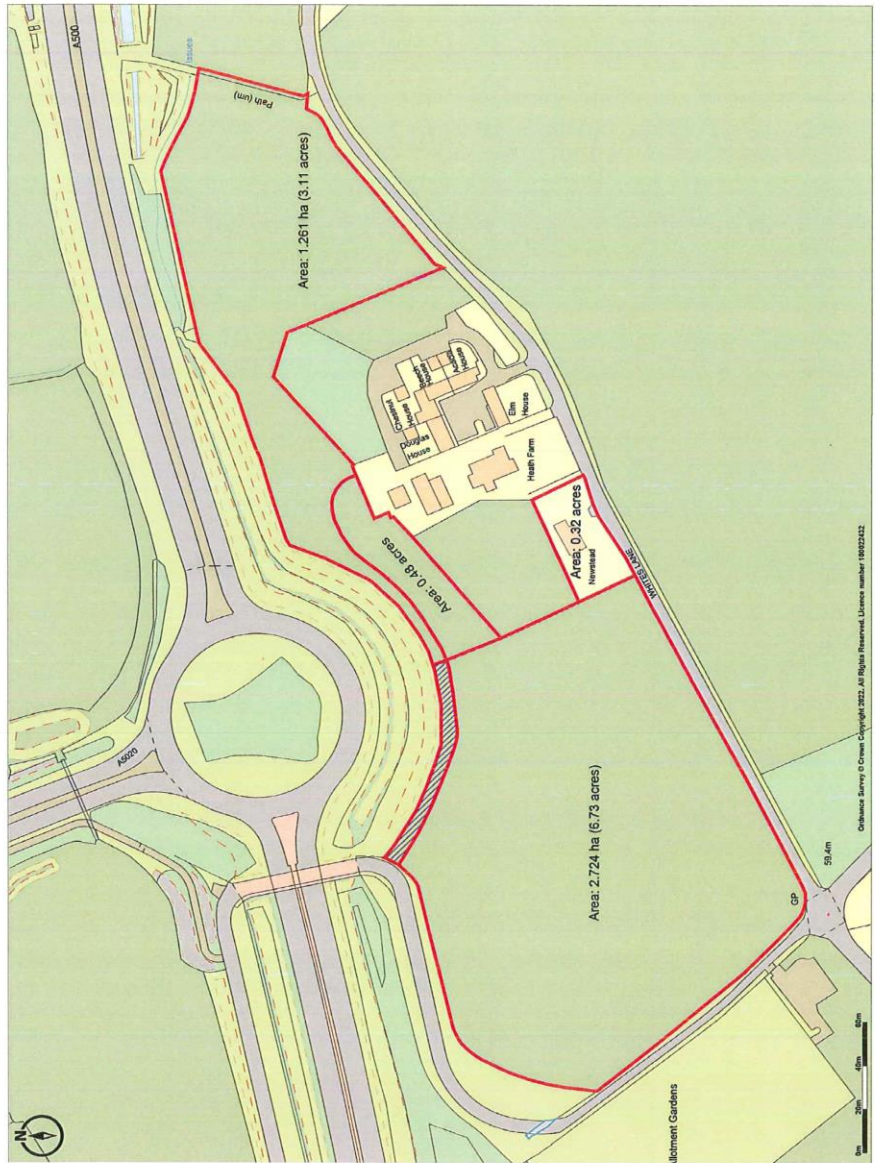
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	63   d	
39-54	E		
21-38	F		
1-20	G		

### PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

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